

A-2

ARIZONA

R-5

LAUREL

A-O
SC

Subject Property
Parcel 2

A-2

C-4

COTTON

A-O
C

Subject Property
Parcel 1

A-2

WILLIAMS

MONTANA

C-2

LAUREL

C-4

YANDELL



ZON04-00092

ARIZONA

LAUREL

RIO GRANDE

COTTON

**Subject Property
Parcel 2**

**Subject Property
Parcel 1**

WILLIAMS

MONTANA

LAUREL

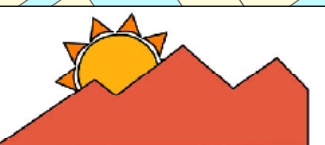
YANDELL

ZON04-00092





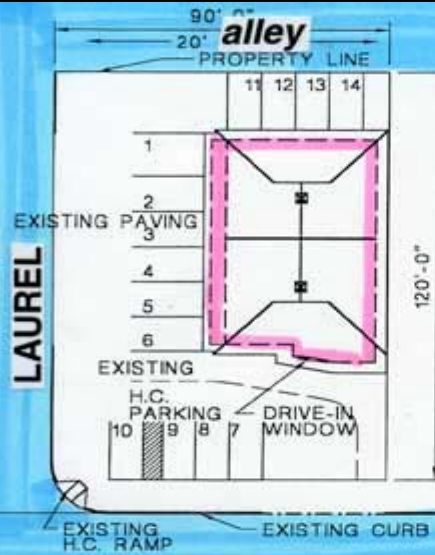
ZONING 04-00092



PLANNING, RESEARCH & DEVELOPMENT

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LEGAL DESCRIPTION

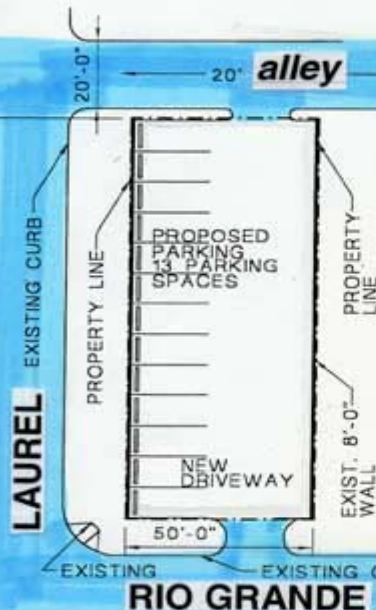
1830 MONTANA AVE.
LOTS 14-15 & 16 IN
BLOCK 57
FRANKLIN HEIGHTS
EL PASO
EL PASO COUNTY TEXAS

SITE PLAN "PARCEL ONE"

SCALE: 1"=40'-0"



204'-0"
TO 1830 MONTANA



LEGAL DESCRIPTION

1830 RIO GRANDE
LOTS 15 & 16
BLOCK 74
FRANKLIN HEIGHTS
EL PASO
EL PASO COUNTY TEXAS

PARKING REQUIREMENTS

RESTAURANT 1 PER 100 SQ.FT.
2400 SQ.FT. 24 SPACES REQUIRED
14 EXISTING SPACES
13 NEW SPACES
27 TOTAL PARKING SPACES

SITE PLAN "PARCEL TWO"

SCALE: 1"=40'-0"







ZON04-00092









ZON04-00092



ZON04-00092



ZON04-00092



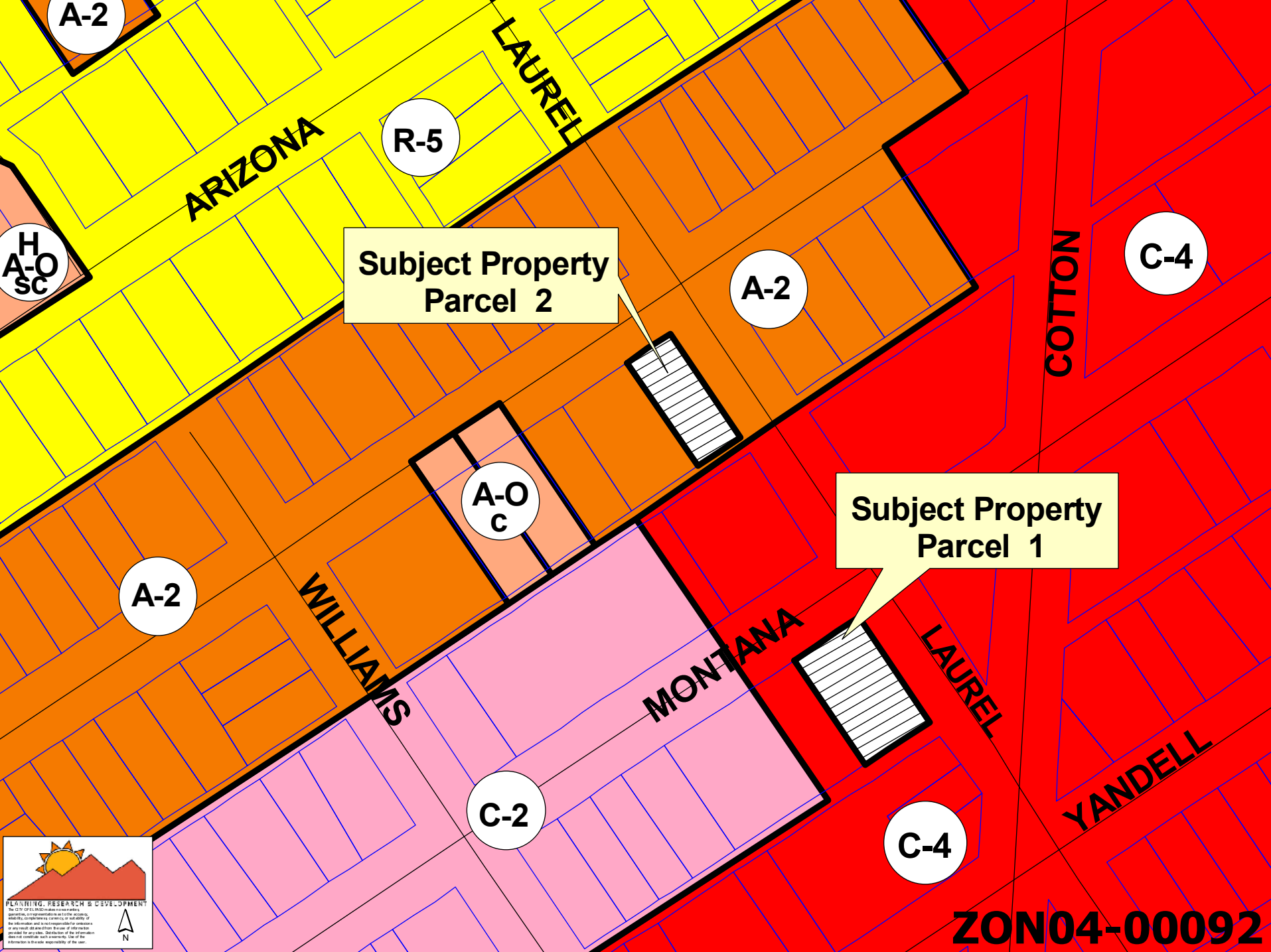
ZON04-00092



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C-4

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YANDELL



ZON04-00092

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00092 TO SATISFY PARKING REQUIREMENTS FOR PARCEL I DESCRIBED AS LOTS 14-16, BLOCK 57, FRANKLIN HEIGHTS EL PASO, EL PASO COUNTY, TEXAS; BY ALLOWING OFF-SITE OFF-STREET PARKING ON PARCEL II, DESCRIBED AS LOTS 15 & 16, BLOCK 74, FRANKLIN HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS (1830 RIO GRANDE AVENUE) PURSUANT TO SECTION 20.22.040 OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **G & G Malooly Limited Partnership**, has applied for a Special Permit under Section 20.22.040 of the El Paso Municipal Code to allow the off-site parking requirements of Section 20.64.170 to be satisfied off-site;

WHEREAS, the requirements of Section 20.64.170 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Parcel I, which is described as *Lots 14-16, Block 57, Franklin Heights, El Paso, El Paso County* is in a C-4 (Commercial) District which requires twenty-four (24) off-street parking spaces under Section 20.64.170 of the El Paso Municipal Code;

2. That the City Council hereby grants a Special Permit under Section 20.22.040 of the El Paso Municipal Code so that the off-street parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied off-site (thirteen spaces) as described in Paragraph 3 of this Ordinance;

3. That Parcel II, which is described as *Lots 15 & 16, Block 74, Franklin Heights, El Paso, El Paso County*, is located on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.22.040 so that the property described in Paragraph 3 of this Ordinance may be used as off-site off-street parking in order to partially satisfy the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the **A-2 (Apartment)** District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00092**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

7. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 7th day of **September, 2004**.

THE CITY OF EL PASO

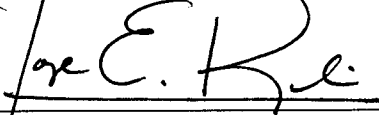
Joe Wardy, Mayor

ATTEST:

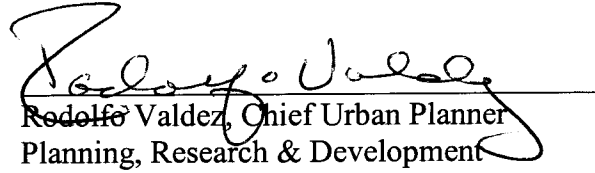
Richarda Duffy Momsen, City Clerk

(Signatures continued on following page)

APPROVED AS TO CONTENT:



Jorge E. Rousselin, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson,
Assistant City Attorney